



Connells

Lychgate Lane
Burbage Hinckley



Property Description

Welcome to this beautifully presented five-bedroom detached family home set on the highly sought-after location in the heart of Burbage.

The property offers attractive frontage, driveway parking, and mature garden. Internally, the home offers a well-thought-out layout and beautifully maintained interior.

Offering the best of village life with quick access to amenities and major routes.

Just a short stroll to Burbage village centre with independent shops, cafes, pubs, and a real community feel. Close proximity to excellent local schools including Sketchley Hill Primary, Burbage Infants School, Burbage Junior and Hastings High School. And easy access to Hinckley town centre, Hinckley railway station, and the M69/A5 for commuters.

This exceptional home is ideal for growing families, those working from home, or buyers seeking multigenerational living solutions. With its flexible layout, high-end finishes, and superb annexe, it's a rare find that offers both luxury and practicality.

Ground Floor Hallway

Step into a warm and welcoming entrance porch with elegant wood laminate flooring and natural light from the front elevation window. A composite wood door leads into the entrance hall, which features a double panel radiator, side window, and a useful understairs storage cupboard.

Open Plan Kitchen/Living Area

24' 9" x 21' 11" (7.54m x 6.68m)

Truly the heart of the home - this stunning open plan space is ideal for modern living. With windows to the front elevation and French doors opening to the rear garden.

The room includes a ceiling-fitted projector screen, breakfast bar in the island, a log burner with oak beam and durable module flooring.

The kitchen features two vertical panel radiators, and premium appliances including a double oven, microwave, American-style fridge/freezer, induction hob, integrated dishwasher, wine cooler, and rising extractor fan. Stylish quartz worktops, a central island with breakfast bar, and built-in Bluetooth speakers add to the contemporary feel.

With utility space having plumbing for a washer and dryer, undercounter storage, fitted units and worktop space - everything you need for practical living.

Lounge/Office Space

13' x 11' 1" (3.96m x 3.38m)

This versatile space to the front of the home features a bay window, double panel radiator, TV points, Ethernet cable, carpet, feature wallpaper, and Venetian blinds, making it perfect as a secondary lounge, playroom, or additional office.

Cloakroom

The cloakroom boasts tiled flooring and wall tiles, a pedestal sink, WC, and extractor fan - perfect for guests.

First Floor Bedroom 1

17' 8" x 11' (5.38m x 3.35m)

A spacious principal bedroom with window to the front, double radiator, fitted wardrobes, TV and internet points - perfect for modern living.

En-Suite

10' 3" x 6' 6" (3.12m x 1.98m)

With underfloor heating, an aqualisa shower with tiled surround and niche shelf, shaver point, frosted rear window, half-tiled walls, feature wallpaper, a fitted basin with storage, additional storage cupboard, WC, and extractor fan.

Bedroom 2

10' 11" x 10' 11" (3.33m x 3.33m)

A lovely bay-windowed room to the front elevation, featuring carpet, vertical radiator, TV and internet points, as well as Sonos speakers and downlights - ideal as a stylish guest or teenager's room.

Bedroom 3

14' 1" x 8' 8" (4.29m x 2.64m)

A cosy double room to the rear elevation on the annexe side with carpet, radiator, fitted wardrobes, and a TV point.

Bedroom 4

9' 9" x 9' 7" (2.97m x 2.92m)

Located to the rear, this comfortable room includes carpet, double radiator, TV points, and fitted blinds.

Bedroom 5

12' 6" x 6' 5" (3.81m x 1.96m)

Located on the annexe side, with front-facing window, carpet, double radiator, and built-in wardrobe and drawers - ideal for guests or as a private suite.

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Modern and well-fitted, with a bath and overhead shower, full tile surround, heated

towel rail, pedestal sink, WC, tiled flooring, extractor fan, and shaver point.

Shower Room

8' 10" x 5' 6" (2.69m x 1.68m)

Includes shower unit heated towel rail, fully tiled flooring, fitted basin and WC with storage, and extractor fan.

Annexe

Separate front access with wood-style module flooring, composite door, double panel radiator, boiler, airing cupboard with storage, consumer unit, and understairs cupboard. A fully independent living space.

Kitchen

Stylishly fitted with electric oven, electric hob, extractor hood, splashback, integrated fridge/freezer, integrated washer, pantry cupboard with lighting, and a black sink with mixer tap. Ample worktop and storage space for comfortable living.

Living Area

Open-plan with moduleo flooring, two double radiators, French doors to the rear and side patios, side elevation windows, and a layout perfect for both relaxing and entertaining. Includes TV, internet/phone points, and lighting controls.

Outside

A smartly finished block-paved driveway to the front offering off-street and private parking for up to six vehicles.

A generously sized and fully enclosed rear garden with slabbed patio area, laid-to-lawn section, shed with power and lighting, outdoor sockets, a charming children's playhouse with power, and a rear patio space - ideal for outdoor dining and family fun.

Includes an additional large shed and views of a heritage-protected rear land which cannot be built on, offering lasting privacy.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01455 230523
E hinckley@connells.co.uk

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 HINCKLEY LE10 1DD

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 Band: D

Tenure: Freehold

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